013.0	0005	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	949,400 /	949,400
					USE VALUE:	949,400 /	949,400
					ASSESSED:	949,400 /	949,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	-15	OSBORNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KARABATSAS CLIO/TRUSTEE
Owner 2:	CLIO KARABATSAS 2011 REVOCABLE
Owner 3:	
Street 1:	72 MACON RD
Street 2:	
Twn/City:	BURLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	HIGHLAND-OSBORNE REALTY LLC -
Owner 2:	-
Street 1:	72 MACON RD
Twn/City:	BURLINGTON
St/Prov:	MA Cntry:
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Aluminum Exterior and 2162 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4938.000	494,900		454,500	949,400
Total Card	0.113	494,900		454,500	949,400
Total Parcel	0.113	494,900		454,500	949,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.13 | /Parcel: 439.13

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	10375
GIS Ref	
GIS Ref	
Insp Date	02/20/18

!1282!

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	494,900	0	4,938.	454,500	949,400		Year end	12/23/2021
2021	104	FV	472,500	0	4,938.	454,500	927,000		Year End Roll	12/10/2020
2020	104	FV	472,500	0	4,938.	454,500	927,000	927,000	Year End Roll	12/18/2019
2019	104	FV	353,200	0	4,938.	482,900	836,100	836,100	Year End Roll	1/3/2019
2018	104	FV	353,200	0	4,938.	352,200	705,400	705,400	Year End Roll	12/20/2017
2017	104	FV	331,200	0	4,938.	306,800	638,000	638,000	Year End Roll	1/3/2017
2016	104	FV	331,200	0	4,938.	261,300	592,500	592,500	Year End	1/4/2016
2015	104	FV	295,100	0	4,938.	255,700	550,800	550,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:47:41

LAST REV

Date	Time
04/19/18	14:05:40
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1282

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HIGHLAND-OSBORN	60945-74		1/10/2013	Convenience	1	No	No		
KARABATSAS CLIO	57629-272		10/13/2011	Convenience	1	No	No		
	13667-226		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	10375
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/20/2018	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	372	PATRIOT
10/22/1999	Inspected	267	PATRIOT
9/30/1999	Mailer Sent		
9/30/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4938		Sq. Ft.	Site		0	80.	1.15	1									454,513						454,500	

Total AC/HA:	0.11336	Total SF/SM:	4938	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,513	Spl Credit		Total:	454,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13566136
Const Adj.:	0.98990101
Adj $ / SQ:	202.355
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	608041
Depreciation:	113096
Depreciated Total:	494945

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

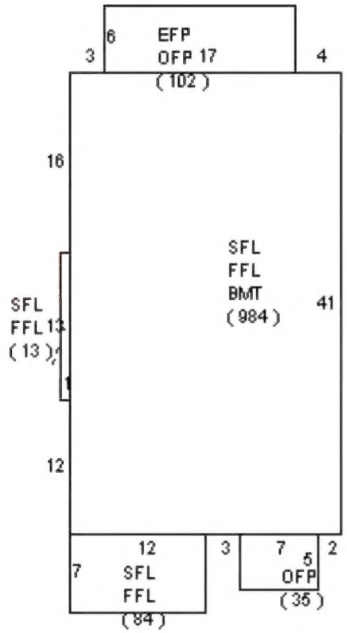
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	202.35
Special Features:	0	Val/Su Net:	146.20
Final Total:	494900	Val/Su SzAd	228.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,081	202.350	218,745
SFL	Second Floor	1,081	202.350	218,745
BMT	Basement	984	60.710	59,735
OFP	Open Porch	137	28.260	3,871
EFP	Enclos Porch	102	53.370	5,444

Net Sketched Area:	3,385			Total:	506,540
Size Ad	2162	Gross Area	3385	FinArea	2162

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

013.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc